

# Minutes

# City of Loma Linda

*Department of Community Development*

## Planning Commission

Chair Neff called an adjourned regular meeting of the Planning Commission to order at 7:02 p.m., **Wednesday, February 11, 2004**, in the City Council Chambers, 25541 Barton Road, Loma Linda, California.

**Commissioners Present:** Randy Neff, Chair  
Mary Lee Rosenbaum, Vice Chair  
Michael Christianson, Alternate

**Commissioners Absent:** Eric Essex  
Shakil Patel

**Staff Present:** Deborah Woldruff, Director, Community Development Dept.  
Lori Lamson, Senior Planner  
Jeff Peterson, Associate Engineer, Public Works Department  
Jocelyne Larabie, Administrative Secretary

**Consultant:** Lloyd Zola, LSA Associates

### ITEMS TO BE DELETED OR ADDED

There were no items to be added or deleted.

### ORAL REPORTS/PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

Mrs. Donna Stocker, 26234 Mission Road, addressed the Commission to express her concerns in regards to the new development project on Mission Road. She requested that the Commission only allow the construction of one-story houses on the lots contiguous to the existing properties to protect the privacy of current homeowners. She explained that all the existing homes are one level and that she would like to continue to enjoy the use of her property without concern of being seen by the occupant of a two-story house next door.

### CONTINUED ITEMS

#### PUBLIC HEARING

**PC-04-04 - GENERAL PLAN UPDATE PROJECT - The project is a comprehensive update to the City's General Plan, which was originally adopted in 1973. A Draft General Plan document has been prepared based on public input received in various public workshops over the past two years. The draft document has been designed to respond to and reflect the City's changing conditions and community goals in order to guide the City's development during the next twenty years. The project boundaries include all of the City's corporate limits and the Sphere of Influence in the San Bernardino County unincorporated areas generally located south of Redlands Boulevard, east of California Street, south of Barton Road and west of the San Timoteo Creek Channel, and the southeast portion of the South Hills area into San Timoteo Canyon and south to the Riverside County line. The Draft General Plan document addresses issues and sets broad policies related to Land Use, Community Design, Circulation, Economic Development, Housing, Conservation, Open Space, Noise, Safety, Public Services and Facilities, and Historic Preservation.**

Director Deborah Woldruff presented the staff report. She explained that in May 2001, the City retained the professional services of LSA Associates to prepare a comprehensive update to the 1973 General Plan and a program Environmental Impact Report (EIR) pursuant to the requirements of the California Environmental Quality Act (CEQA). Director Woldruff reported that there had been 17 workshops at various segments of the Update where LSA obtained comments from the business community, the residents of Loma Linda in addition to the input received from the City's committees, commissions and boards. She stated that the following workshops were held:

- July 2001 (3) – Input on what the community, business and the City's committees, commissions and boards, with regards to their vision of Loma Linda's future;
- January 2002 (3) – Input on opportunities and constraints to better define the community's vision
- July 2002 (3) – For the business community, the residents of Loma Linda in addition to the City's committees, commissions and boards - Joint meeting of the Planning Commission and City Council - Selection of a Preferred General Plan Land Use Alternative Map to obtain direction for preparing the Transportation Impact Analysis (ITA), Noise and Air Quality Analysis along with a number of other studies to help with the formulation of the Draft General Plan and Draft Program EIR
- November 2002 (1) - For the business community, the residents of Loma Linda in addition to the City's committees, commissions and boards - Draft Transportation and Circulation Element – Identify key roadways and intersections of concern along with discussion on the potential for a Bi-County Corridor connecting Loma Linda and Moreno Valley;
- April 2003 (3) – For the business community, the residents of Loma Linda in addition to the City's committees, commissions and boards - Review of the Draft General Plan that led to a revised Draft General Plan in May 2003;
- August 2003 (1) – For the affordable housing advocacy groups, developers, temporary housing providers, and the general public. Discuss and review the Draft Housing Element as required by the California Department of Housing and Community Development (HCD);
- July 7, August 6, August 20, September 10 and October 1, 2003 - Planning Commission Study sessions – Draft Land Use and Community Design Elements
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- February 4, 2004 – Introduction of the Draft General Plan workshop at the regular meeting of the Planning Commission

Director Woldruff continued to explain that on October 30, 2003, staff released the Notice of Preparation (NOP) of a Program Environmental Impact Report (EIR) for which there was a mandatory 30-day public review period that ended on December 3, 2003. She reported that a public Scoping meeting was held on November 12, 2003 to receive input from local residents, businesses and other interested parties. Director Woldruff stated that staff anticipates that the release of the Draft EIR for public review in March 2004.

Director Woldruff concluded her presentation by stating that the process for the City's General Plan Update Project had been ongoing for nearly three years during which time Loma Linda's residents, business community, and City commissions, committees, and boards participated in a number of community workshops and study sessions to provide staff and the consultant with their input and vision of Loma Linda's future. She added that the Draft Environmental Impact Report (EIR) would be completed and available for public review in March 2004. At that time, staff will prepare the necessary findings that would allow the Planning Commission to complete their review of the Draft General Plan and forward it to the City Council for adoption and certification of the EIR.

Director Woldruff introduced Mr. Lloyd Zola of LSA Associates, who would be available for questions from the Commission and members of the audience.

Director Woldruff reported that she had received letters of comment from two local residents: Jeanette (Golly) Gilbert and Mr. Robert Stewart (copies attached to minutes). Ms. Gilbert expressed her concern regarding the change in land use designation for her neighborhood to a commercial designation because she feared that the City would take away her house through eminent domain. Director Woldruff added that she had spoken to Mrs. Gilbert to reassure her that there are no plans to do so.

Mr. Robert Stewart's letter addressed various sections of the plan, starting with the lack of community vision. It continued to address some other more specific comments:

- Section 2, Page 1.5 – An Evolving Housing Market – Statement that a general plan should not dictate dwelling unit sizes;
- Mixed-Use at the south east corner of Mt. View and Barton Road – Designation overused throughout the document;
- Page 2-32 – Policy for mixed use town Center "I", policy "C" – Burden should be requirements of residential development;
- Page 140 – Restatement of zoning code issues – Should not be in general plan;
- Circulation Element, Section "E", Page 6-16 – Regarding transportation needs for the increase in population and all the requirements that go along with that.

Mr. Zola pointed out that he had an amendment for the Land Use Map to correct the designation for the Hillside Conservation/Mixed-Use, which would remove "Conservation" from the title, and revise the portion of the description to say "the corner of".

Chair Neff invited questions from the audience.

Mr. Leroy Hansberger, 1800 Country Club Drive, in Redlands addressed the Commission as a property owner in the South Hills to express his opposition to the density calculation for hillside development as presented in the Draft General Plan. He stated that he thought the formula was arbitrary and would preclude him from being able to develop the land to its potential. He continued to say that he and his business partners had invested a sizable amount of money to purchase the land and to have the appropriate studies done to measure the impact of development on the south hills. Mr. Hansberger added that the real issue that was of interest to him and his business partners was the Hillside Slope Density Formula.

Mr. Zola identified the section of the Draft General Plan that Mr. Hansberger was referring to, as Page 2-8, Section 2.2.3.1, Table 2B, and explained to Mr. Hansberger that the formula was derived from studies of other cities across the country that had to deal with similar topography. Mr. Zola also informed Mr. Hansberger that the Planning Commission had the authority to direct the consultant to modify the density in the Draft General Plan if they see fit to do so.

On a question from Chair Neff, Mr. Zola replied that the density proposed was the anticipated maximum at build-out of the area. He continued to say that if the project was consistent with the City's vision and the General Plan, but exceeded the density, it still could go ahead because there is some flexibility built into the text to allow the Planning Commission to make their decisions on a case-by-case basis.

Director Woldruff stated that it had been the intent of the language to allow some flexibility depending on the differences between the General Plan and the project being submitted.

Mr. Hansberger wanted to make sure that the Commissioners understood that there would be a trade-off if the project were to go forward. He explained that there would massive grading to the slopes to ensure public safety and economics for the infrastructure. Mr. Hansberger concluded by stating that he would remain available to answer any questions the Commission would have.

Mr. Glenn Elssmann, 24959 Prospect Ave, Loma Linda, congratulated staff and LSA Associates for the work on the Draft General Plan's goals and objectives. He continued to say that he could appreciate Mr. Hansberger's anxiety over the change in land use designation and asked Mr. Zola how many units were considered to prepare the traffic model. Mr. Zola replied that it was based on 3,644 units throughout the Hillside at build out.

After further discussion on the South Hills, Mr. Elssmann listed other concerns regarding the South Hills Initiative area and further submitted a letter detailing his issues of concern and observations:

Mr. Willard Stewart, 10535 Anderson Street, Loma Linda addressed the Commission and expressed his opinion that there didn't seem to have a stated vision for the City of Loma Linda in the Draft General Plan and that it was an important issue to discuss to ensure that the City moved in the proper direction for the benefit of its population and business community. He added two additional issues of concern, the increased acreage changed to Mixed-Use from Commercial use on the Land Use Designation Map and parking to accommodate the increase in residential and commercial traffic at build out. Mr. Stewart thanked the Commission for their hard work and attention to the public's comments.

Mr. Doug Goodman, Goodman and Associates, expressed his observation that the Draft General Plan did not address the trails system very thoroughly. He suggested that the Plan be reviewed in regards to foot and bicycle traffic on trails and paths. On a question from Chair Neff on the subject, Director Woldruff explained that the Trails Development Committee had received a copy of the Transportation and Circulation Element and that staff had not received any comments from the members. She added that she would review with Mr. Zola the issues of horse trails and walking/biking paths.

Mr. Stewart returned to the podium to ask about the truck routes designations since commercial traffic was increasing. He suggested that the street radius be studied to ensure that trucks had enough room to make the wide turns before rules for truck routes were established.

Chair Neff closed the public hearing at 8:52 pm. He thanked the members of the audience for coming to the meeting and providing input.

Chair Neff explained that the review of the Draft General Plan Update would be continued to the Regular Meeting of March 3, 2004. He added that the format would 1) revisit the concerns that the public submitted and a report on any changes to the text of the Draft General Plan, 2) a continued discussion on other issues in the document.

**PC-04-05 - APPROVAL OF MINUTES (LIMITED TO 15 MINUTES)**

There were no minutes to be approved.

**REPORTS BY THE PLANNING COMMISSIONERS**

There were no reports by Planning Commissioners.

**COMMUNITY DEVELOPMENT DIRECTOR REPORT**

Community Development Department Director Woldruff reported that there are many projects that are in the working stages and it appeared that it would be a busy spring season. She added that she planned to bring the issue of the Development Code Amendment (DCA) on the Mission Road Historical Overlay District before the City Council on March 9, 2004.

**Motion by Rosenbaum, seconded by Christianson, and carried to continue the public hearing for the Draft General Plan Update to the Regular Meeting of March 3, 2004. (Patel and Essex absent)**

**ADJOURNMENT**

**Motion by Rosenbaum, seconded by Neff, and carried to adjourn the meeting at 9:03 pm. (Patel and Essex absent)**

Minutes approved at the regular meeting of March 3, 2004.

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Administrative Secretary

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